175.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	612,000 / 612,000
					USE VALUE:	612,000 / 612,000
					ASSESSED:	612,000 / 612,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		PIEDMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRUNO VINCENZO & CHARLOTTE L
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	44 PIEDMONT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BRUNO VINCENZO-CHARLOTTE L -
Owner 2:	-
Street 1:	44 PIEDMONT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,617 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Wood Shingle Exterior and 1347 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5617.000	200,000		412,000	612,000
Total Card	0.129	200,000		412,000	612,000
Total Parcel	0.129	200,000		412,000	612,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 454.41 | /Parcel: 454.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 117019

GIS Ref

GIS Ref

Insp Date 08/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 175.0-0002-0001.0

!13623!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	200,000	0	5,617.	412,000	612,000	612,000	Year End Roll	12/18/2019
2019	101	FV	179,700	0	5,617.	406,100	585,800	585,800	Year End Roll	1/3/2019
2018	101	FV	167,800	0	5,617.	311,900	479,700	479,700	Year End Roll	12/20/2017
2017	101	FV	167,800	0	5,617.	294,300	462,100	462,100	Year End Roll	1/3/2017
2016	101	FV	167,800	0	5,617.	270,700	438,500	438,500	Year End	1/4/2016
2015	101	FV	166,900	0	5,617.	253,100	420,000	420,000	Year End Roll	12/11/2014
2014	101	FV	166,900	0	5,617.	233,000	399,900	399,900	Year End Roll	12/16/2013
2013	101	FV	166,900	0	5,617.	233,000	399,900	399,900		12/13/2012

PRINT

Date	Time
12/11/20	03:33:05

LAST REV

Date	Time
02/25/20	09:57:56

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13623

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRUNO VINCENZO-	66043-591		9/9/2015	Convenience	1	No	No		
	15802-259		9/1/1984		103,000	No	No		Y

USER DEFINED

Prior Id # 1:	117019
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/30/2006	552	Re-Roof						

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	Meas/Inspect	HS	Hanne S
12/16/2008	Info At Door	345	PATRIOT
1/4/2000	Mailer Sent		
12/30/1999	Measured	243	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5617		Sq. Ft.	Site		0	70.	1.05	6									411,957						412,000	

Total AC/HA: 0.12895 | Total SF/SM: 5617 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 411,957 | Spl Credit | Total: 412,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	101000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	271700
Depreciation:	71729
Depreciated Total:	199971

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	1
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	103.09
Final Total:	200000	Val/Su SzAd	207.90

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	962	48.470	46,632
FFL	First Floor	962	128.240	123,364
OFP	Open Porch	16	44.000	704

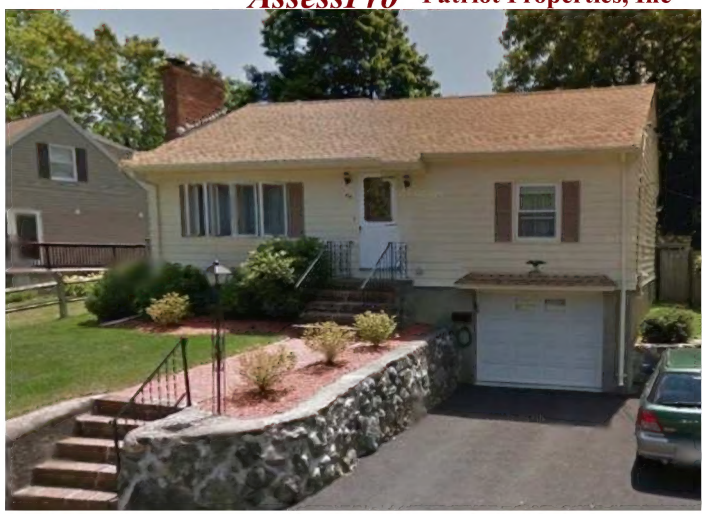
Net Sketched Area:	1,940			Total:	170,700
Size Ad	962	Gross Are	1940	FinArea	1347

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40		

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 175.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	